



# 2.12 Acres for Sale

**North Buffalo Drive  
Las Vegas, NV 89131**

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NV #BS.0045463.LLC

Parcel features approximately 370 feet of frontage along Buffalo Drive.

**AVISON  
YOUNG**

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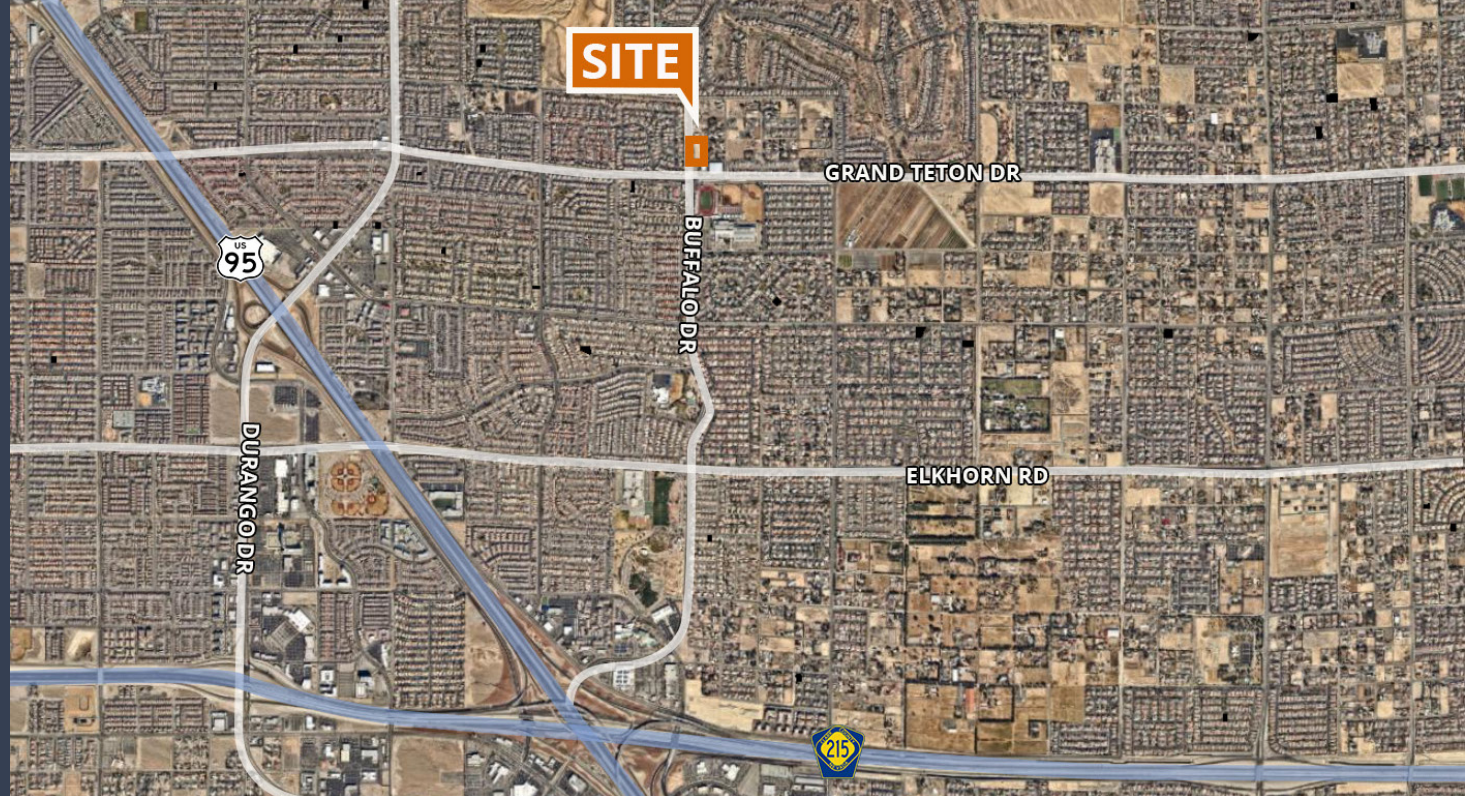
## Property Details

AREA  
±2.12 Acres

APN  
125-10-405-001

ZONING  
RS20  
Residential Single-Family

PLANNED LAND USE  
Ranch Estate Neighborhood  
Commercial potential



## Location Details

The property is located on North Buffalo Drive just north of Grand Teton Drive in the unincorporated Clark County Lone Mountain District. The site is approximately 2 miles from the U.S. 95 and Durango Drive interchange, and within 2 miles north of the Buffalo Drive and the CC 215 Beltway interchange.

### Demographics within 3 mile radius

<b>Population 2023:</b>	106,487
<b>Households:</b>	37,324
<b>Median Household Income:</b>	\$99,029
<b>Median Home Value:</b>	\$489,950

